

RESOLUTION NO. R-2019-44

**A RESOLUTION APPROVING THE
800 - 820 SOUTH 5TH AVENUE PLAT OF SUBDIVISION
IN MAYWOOD, ILLINOIS**

(INTERFAITH FIFTH AVENUE APARTMENTS PROJECT)

WHEREAS, the Village of Maywood ("Village") is the owner of real properties commonly known as 800 to 820 South 5th Avenue, Maywood, Illinois (the "Subject Property"), with a current legal description of:

LOTS 11 TO 20, BOTH INCLUSIVE, IN BLOCK 114 IN MAYWOOD, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, THE WEST HALF OF SECTION 11 AND THE NORTHWEST QUARTER OF SECTION 14 ALL IN TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

COMMONLY KNOWN AS: 800 to 820 South 5th Avenue, Maywood, Illinois ("800 Block of South 5th Avenue");

PIN Nos.: 15-11-351-008-0000; 15-11-351-009-0000; 15-11-351-010-0000; 15-11-351-0011-0000; and 15-11-351-012-0000; and

WHEREAS, on November 21, 2017, the corporate authorities of the Village approved and entered into a Redevelopment Agreement for the Subject Property ("RDA") with THE INTERFAITH HOUSING DEVELOPMENT CORPORATION OF CHICAGO, an Illinois not-for-profit corporation (the "Developer"), for the Developer to build a five (5) story precast and/or masonry type 1 non-combustible construction building containing approximately seventy-two (72) affordable residential rental units, approximately three thousand five hundred (3,500.00) square feet of ground floor common space, centralized laundry, property management and administrative offices, and four thousand five hundred (4,500.00) square feet of first floor commercial retail space (the "Building" or the "Project" or the "Fifth Avenue Apartments Project"); and

WHEREAS, the Village, in anticipation of the sale to and redevelopment of the Subject Property in the future by the Developer, as required by the RDA, finds it advisable to approve the subdivision of the Subject Property into Lot 1 and Lot 2 so that the Developer can allocate the footprint of the Subject Property to the open space areas, the residential building area and the commercial building area of the Project; and

WHEREAS, the President and Board of Trustees of the Village of Maywood, having reviewed the 800 – 820 South 5th Avenue Plat of Subdivision for the Subject Property, attached hereto as Exhibit "A" and made a part hereof, and having found it to be in conformity with the ordinances of the Village and the RDA, further find that approval of the Plat is in the best interests of the Village, its residents, property owners, business owners and the public.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MAYWOOD, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Whereas paragraph above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: The President and Board of Trustees of the Village of Maywood approve the 800 – 820 South 5th Avenue Plat of Subdivision for the Subject Property, as prepared by Krisch Land Surveying, LLC. A copy of the Plat is attached hereto as **Exhibit "A"** and made a part hereof.

SECTION 3: The President and Board of Trustees authorize and direct the Village President, Village Clerk, Village Treasurer, Village Manager and any other necessary Village official, or their designees, to sign the attached Plat.

SECTION 4: A certified copy of this Resolution and the original of the attached Plat of Subdivision for the Subject Property shall be recorded with the Office of the Cook County Recorder of Deeds by the Village, at the Developer's cost, after all of the required signatures are placed on the Plat.

SECTION 5: This Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 17th day of December, 2019, pursuant to a roll call vote as follows:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

NAYS: None

ABSENT: None

APPROVED by me this 17th day of December, 2019 and attested to by the Village Clerk this same day.

Edwenna Perkins, Village President

ATTEST:

Viola Mims, Village Clerk

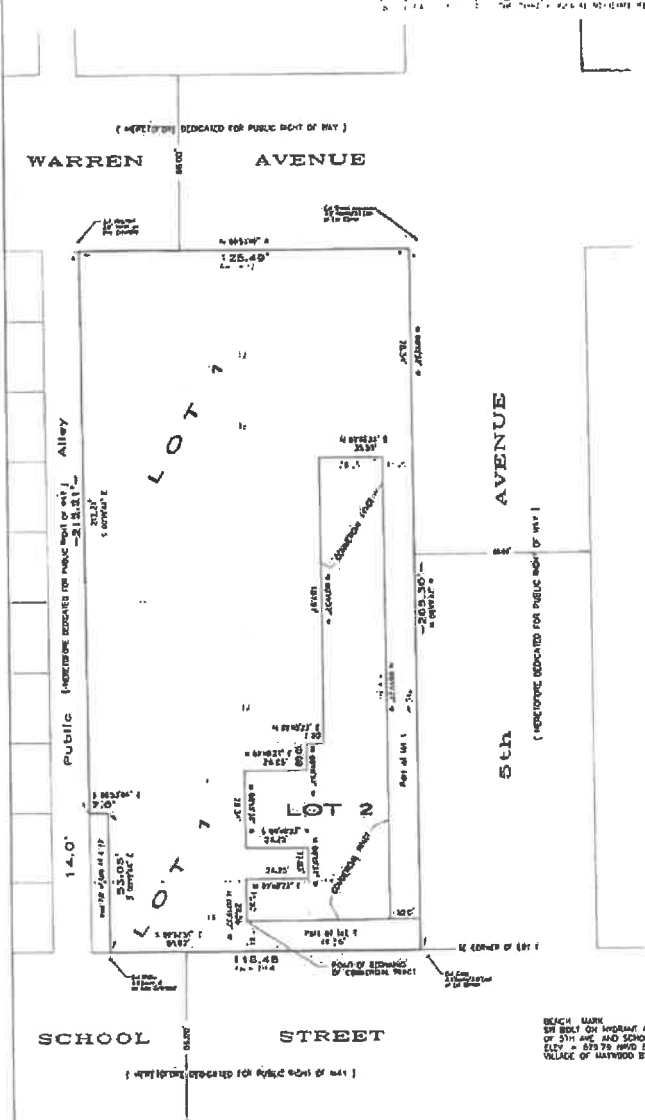
Exhibit "A"

800 - 820 SOUTH 5TH AVENUE PLAT OF SUBDIVISION

(INTERFAITH FIFTH AVENUE APARTMENTS PROJECT)

(attached)

800 - 820 5th AVENUE PLAT OF SUBDIVISION



LOT 1 (EXCEPT COMMERCIAL AREA)

That part of the plat of subdivision shown on the plat of subdivision of the 800 - 820 5th Avenue Plat of Subdivision, which is bounded on the north by Warren Avenue, on the south by School Street, on the east by 5th Avenue, and on the west by the 14-foot wide alley, containing approximately 1.25 acres of land, more or less, and containing the building footprint shown on the plat.

LOT 2 COMMERCIAL AREA

That part of the plat of subdivision shown on the plat of subdivision of the 800 - 820 5th Avenue Plat of Subdivision, which is bounded on the north by Warren Avenue, on the south by School Street, on the east by 5th Avenue, and on the west by the 14-foot wide alley, containing approximately 1.25 acres of land, more or less, and containing the commercial area shown on the plat.

PLAT RECORDS

Reference is made to the following records of the County Clerk of the County of Cook, Illinois, to wit: Plat of Subdivision of the 800 - 820 5th Avenue Plat of Subdivision, recorded on the 10th day of March, 1925, in Book 10, Page 100.

BOUNDARY STATEMENT

The boundaries of the lots shown on this plat are as follows: Warren Avenue, School Street, 5th Avenue, and the 14-foot wide alley.

VILLAGE ORDINANCE

This is to certify that the plat of subdivision shown on this plat complies with the provisions of the Village Ordinance of the Village of Maywood, Illinois, relating to the subdivision of land.

BLANKET CERTIFICATE

This is to certify that the plat of subdivision shown on this plat complies with the provisions of the Village Ordinance of the Village of Maywood, Illinois, relating to the subdivision of land.

POWER CERTIFICATE

This is to certify that the plat of subdivision shown on this plat complies with the provisions of the Village Ordinance of the Village of Maywood, Illinois, relating to the subdivision of land.

COUNTY CLERK CERTIFICATE

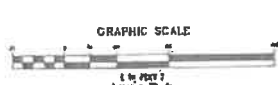
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Proposed 1st 5th AVENUE APARTMENTS, LLC

	KRISCH LAND SURVEYING, LLC PROFESSIONAL SURVEYORS AND ENGINEERS P.O. Box 800 • Franklin Park, Illinois 60131 Phone: (708) 865-8800 Fax: (708) 865-8801
PROJECT: 1st 5th Avenue Apartments DATE: 10/15/2010 BY: [Signature]	CLIENT: [Client Name] ADDRESS: 800 - 820 5th Avenue, Maywood, IL 60153 CAD FILE: 10-15-10

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Viola Mims, Clerk of the Village of Maywood, in the County of Cook and State of Illinois, certify that the attached document is a true and correct copy of that certain Resolution now on file in my Office, entitled:

RESOLUTION NO. 2019-44

**A RESOLUTION APPROVING THE
800 - 820 SOUTH 5TH AVENUE PLAT OF SUBDIVISION
IN MAYWOOD, ILLINOIS
(INTERFAITH FIFTH AVENUE APARTMENTS PROJECT)**

which Resolution was passed by the Board of Trustees of the Village of Maywood at a Regular Village Board Meeting on the 17th day of December, 2019, at which meeting a quorum was present, and approved by the President of the Village of Maywood on the 17th day of December, 2019.

I further certify that the vote on the question of the passage of said Resolution by the Board of Trustees of the Village of Maywood was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Maywood, and that the result of said vote was as follows, to-wit:

AYES: Mayor Perkins, Trustee(s) I. Brandon, M. Jones, A. Sanchez, K. Wellington, M. Lightford and N. Booker

NAYS: None

ABSENT: None

I do further certify that the original Resolution, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Maywood, this 18th day of December, 2019.

Viola Mims, Village Clerk

[SEAL]